

006.A

0002

0016.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,091,900 / 1,091,900

1,091,900 / 1,091,900

ASSESSED: 1,091,900 / 1,091,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ORVIS RD, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	MACCALLUM GREGORY J &		
Owner 2:	MACCALLUM DEBORAH K		
Owner 3:			

Street 1: 16 ORVIS RD UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ALCACER JUAN & PREISSER CLAIRE -

Owner 2: -

Street 1: 16 ORVIS RD UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8247																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
102	0.000	1,088,500	3,400			1,091,900		313072
Total Card	0.000	1,088,500	3,400			1,091,900		GIS Ref
Total Parcel	0.000	1,088,500	3,400			1,091,900		GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 487.24	/Parcel: 487.2					Insp Date
								08/29/13

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	1,072,200	3400	.	.	1,075,600	1,075,600 Year End Roll
2019	102	FV	1,002,200	3400	.	.	1,005,600	1,005,600 Year End Roll
2018	102	FV	887,600	3400	.	.	891,000	891,000 Year End Roll
2017	102	FV	810,000	3400	.	.	813,400	813,400 Year End Roll
2016	102	FV	684,100	3400	.	.	687,500	687,500 Year End
2015	102	FV	580,200	3400	.	.	583,600	583,600 Year End Roll
2014	102	FV	554,200	3400	.	.	557,600	557,600 Year End Roll
2013	102	FV	501,300	3400	.	.	504,700	504,700

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALCACER JUAN &	139-34		3/30/2016		853,000	No	No		
DEDHAM DEVELOPM	116-34		6/30/2011		565,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/31/2017		SQ Returned							MM	Mary M		
8/29/2013		Measured							BR	B Rossignol		
8/29/2013		Info Fm Plan							BR	B Rossignol		
1/25/2012		NEW CONDO							BR	B Rossignol		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

